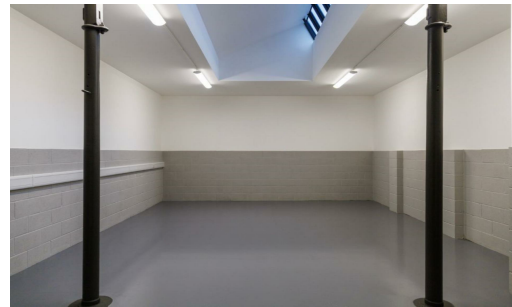


Northlight Industries, Brierfield, Pendle, BB9 5EG

**TO LET**



**TO LET**

Use - Industrial, Office

Size - 650 - 2,000 Sq ft

Rent - See price list attached.

- Newly Developed Light Industrial/Office Units
- Finished to a very high standard
- Shared meeting room and breakout facilities
- 24/7 Secure access
- On site parking



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

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## Northlight Industries, Brierfield, Pendle, BB9 5EG

### Location

Northlight Industries is situated in Brierfield, Pendle, Lancashire directly off junction 12 of the M65 motorway and conveniently located just 7 minutes from Barrowford.

The surrounding area is primarily offices and industrial, with some newly constructed residential apartments also within the wider Northlight Industries development.

On site there is access to a gym and coffee shop facilities with office space also available to lease via separate negotiation within the same development. Further details on this are available on request.

### Description

The Grade 2 listed Northlight Industries complex offers extremely high quality office and industrial workspace to suit all types of businesses.

Access into the units is via an electrically operated roller shutter door leading to central corridors, suitable for unloading via the pallet trucks provided on site.

The industrial part of the complex also benefits from a manned reception with breakout facilities and meeting rooms which are available to hire.

Internally the properties benefit from solid concrete floors with strip LED lighting.

### Accommodation

The units range from 650 sq.ft upto 2,000 sq.ft within the complex.

A full breakdown of the available units is attached to these details.

### Rental

See price list attached.

### Lease Terms

The industrial units are available on flexible lease terms with tenants to occupy on an internal repairing basis. The rental deposit will be held for the duration of the tenancy.

### Rating

Available on request.

### Services

All mains services with the exception of gas are connected to the property.

### Viewing

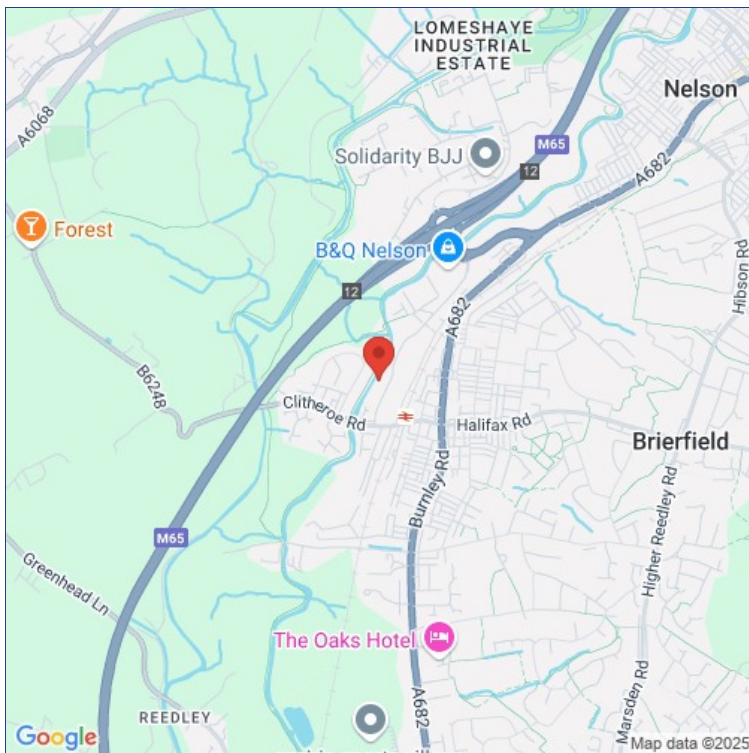
Strictly via sole agent Taylor Weaver

James Taylor

Director

Telephone: 01254 699 030

## Northlight Industries, Brierfield, Pendle, BB9 5EG



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